

# PUBLIC HEARING AGENDA



## Planning & Zoning Commission

T U E S D A Y

July 26, 2005

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5<sup>th</sup> Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Agenda

### PLANNING AND ZONING COMMISSION HEARING 7:00 p.m. – City Council Chambers 31 E. 5<sup>th</sup> St.

1. CONSIDERATION OF MEETING MINUTES: June 28, 2005 and July 12, 2005
2. PLANNED DEVELOPMENT (0406) Hold a public hearing for EMERALD CENTER LOT 2 (CC050037) (Tait Development, Inc, property owner) located at 8475 S. Emerald Drive, Lot 2 of Emerald Center including the following:
  - #GEP2005.02 Resolution 2005.36 for a General Plan 2030 Projected Land Use Map amendment from Industrial to Commercial land use designation for 23.7 gross acres on Lot 2 of Emerald Center.
  - #ZON 2005.11 Ordinance 2005.51 for a Zoning Map amendment from General Industrial District (GID) to Regional Commercial Center (RCC) for 23.7 net acres on Lot 2 of Emerald Center.
3. PLANNED DEVELOPMENT (0406) Hold a public hearing for the TEMPE TRANSPORTATION OVERLAY DISTRICT (CC050026) (City of Tempe, applicant) Ordinance No. 2005.24 #ZON-2005.08 to amend the Zoning and Development Code (text and map amendment), Part 5, to include the Transportation Overlay District. The proposed Transportation Overlay District will change development standards for residential density, building height, lot setbacks, design standards, and allowable uses within the defined boundary. Approximately 685 parcels of private or public owned property are located within the corridor and nine (9) station areas. The area within the overlay district is approximately 653 acres of land. Single-family zoned properties are excluded from the overlay district.  
NOTE: THIS ITEM WAS CONTINUED FROM HEARINGS ON MAY 24, JUNE 14 AND JUNE 28, 2005.
4. PLANNED DEVELOPMENT (0406) Hold a public hearing for McDONALD'S (CC050044) (McDonald's Corporation, Keith Romine, property owner) #SIP-2005.68 for a use permit to allow a second drive-thru lane for a restaurant in the PCC-1, Planned Commercial Center Neighborhood District, located at 9955 South Priest Drive.
5. PLANNED DEVELOPMENT (0406) Hold a public hearing for COLLINS COLLEGE (CC050043) (Hohokam Properties LLC, Jeff Lanes, property owner) #SIP-2005.63 for a use permit to allow expansion of a graphic arts and technology school consisting of 24,296 s.f. in the GID, General Industrial District, located at 1425 West 14<sup>th</sup> Street.

6. **ZONING AND DEVELOPMENT CODE (0414-04)** Hold a public hearing for **CODE TEXT AMENDMENT** (City of Tempe, applicant) **Ordinance No. 2005.54 #ZON-2005.13** to allow construction fencing signage within Section 4-903, Permitted Signs of the Zoning and Development Code.

**7. STAFF ANNOUNCEMENTS**

**8. COMMISSION ANNOUNCEMENTS**

**POST-SESSION** – begins after regular meeting – City Council Chambers 31 E. 5<sup>th</sup> Street.

If necessary, continue pre-session discussion.